

**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 239.75

June 7, 2017

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: Mary J. Drexel Home Project
Escrow Release No. 2 (Final)**

Dear Mr. Leswing:

We have received a request for escrow release. Based upon our review of the site and discussions with township staff, we recommend a release of funds as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1 Demolition	\$10,000.00	\$ 0.00	\$10,000.00	\$ 0.00
2 Clearing and Grubbing	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal A	\$20,000.00	\$ 0.00	\$20,000.00	\$ 0.00
B. Erosion & Sediment Control				
3 Tree Protection Fence	\$3,975.00	\$ 0.00	\$3,975.00	\$ 0.00
4 Silt Fence - Super	4,400.00	0.00	4,400.00	0.00
5 Silt Fence - 18"	3,000.00	0.00	3,000.00	0.00
6 Rock Dissipater	0.00	0.00	0.00	0.00
7 Rock Filter	0.00	0.00	0.00	0.00
8 Erosion Control Blanket	2,850.00	0.00	2,850.00	0.00
9 Sediment Basin 1	10,000.00	0.00	10,000.00	0.00
10 Sediment Basin 2	15,000.00	0.00	15,000.00	0.00
11 Temporary 24" HDPE	0.00	0.00	0.00	0.00
12 Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
13 Inlet Protection	<u>1,250.00</u>	<u>0.00</u>	<u>1,250.00</u>	<u>0.00</u>
Subtotal B	\$41,575.00	\$ 0.00	\$41,575.00	\$ 0.00
C. Stormwater Management				
14 6" HDPE	\$18,000.00	\$ 0.00	\$18,000.00	\$ 0.00
15 8" HDPE	4,900.00	0.00	4,900.00	0.00
16 10" HDPE	400.00	0.00	400.00	0.00
17 15" HDPE	24,860.00	0.00	24,860.00	0.00
18 Inline Drain	3,000.00	0.00	3,000.00	0.00
19 2' x 2' Inlets	7,500.00	7,500.00	7,500.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
20 Cleanouts	2,000.00	0.00	2,000.00	0.00
21 Connection to Existing Storm Sewer	1,000.00	0.00	1,000.00	0.00
22 Infiltration Bed 1a, 1b and 1c	79,965.00	0.00	79,965.00	0.00
23 Infiltration Bed 2a, 2b	80,000.00	0.00	80,000.00	0.00
24 Infiltration Bed 3	40,000.00	0.00	40,000.00	0.00
25 Rain Gardens	<u>10,000.00</u>	<u>5,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal C	\$271,625.00	\$5,000.00	\$271,625.00	\$ 0.00
D. Landscaping				
26 Landscaping	<u>\$75,000.00</u>	<u>\$5,000.00</u>	<u>\$75,000.00</u>	<u>\$ 0.00</u>
Subtotal D	\$75,000.00	\$5,000.00	\$75,000.00	\$ 0.00
E. Miscellaneous				
27 Signage	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
28 Pavement Markings	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal E	\$3,700.00	\$ 0.00	\$3,700.00	\$ 0.00
Subtotal (A - E)	\$411,900.00	\$10,000.00	\$411,900.00	\$ 0.00
Engineering & Contingencies	<u>41,200.00</u>	<u>1,000.00</u>	<u>41,200.00</u>	<u>0.00</u>
TOTAL	\$453,100.00	\$11,000.00	\$453,100.00	\$ 0.00
Plus 10%	<u>45,310.00</u>	<u>1,100.00</u>	<u>45,310.00</u>	<u>0.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$498,410.00	\$12,100.00	\$498,410.00	\$ 0.00
Release of Retainage		<u>10,000.00</u>		
Total		\$22,100.00		
Release to Developer		\$22,100.00		

Balance of Funds in Escrow Account**\$ 0.00**

We recommend a release of escrow in the amount of \$22,100.00. As there is currently a balance of \$22,100.00 in the account, following this release of \$22,100.00, the remaining balance under the Site Plan Bond will be \$0.00 and the account will be closed.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,



Kevin J. Bowers, P.E.
PENNONI ASSOCIATES
 Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
 Liberty Lutheran, Mary Drexel Home, 7002 Butler Pike, Ambler, PA 19002

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LOWM 244.93

June 7, 2017

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: Bryn Mawr College-Haffner Hall
Escrow Release No. 4 (Final)**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations and discussions with township staff, we recommend release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1. Tree Protection	\$2,100.00	\$ 0.00	\$2,100.00	\$ 0.00
2. Clearing & Grubbing	3,000.00	0.00	3,000.00	0.00
3. Pavement Removal	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal A	\$6,100.00	\$ 0.00	\$6,100.00	\$ 0.00
B. Erosion and Sediment Control				
4. Silt Fence	\$1,600.00	\$ 0.00	\$1,600.00	\$ 0.00
5. Grading & Stabilization	5,000.00	0.00	5,000.00	0.00
6. Construction Entrance	1,500.00	0.00	1,500.00	0.00
7. Inlet Protection	600.00	0.00	600.00	0.00
8. Temporary Stabilization	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal B	\$9,700.00	\$ 0.00	\$9,700.00	\$ 0.00
C. Site Construction				
9. Roadway Restoration	\$1,000.00	\$ 0.00	\$1,000.00	\$ 0.00
10. Granite Curb	1,000.00	0.00	1,000.00	0.00
11. Sidewalk	3,000.00	0.00	3,000.00	0.00
12. Handicap Ramp	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal C	\$6,500.00	\$ 0.00	\$6,500.00	\$ 0.00
D. Stormwater Management				
13. 8" HDPE	\$9,375.00	\$ 0.00	\$9,375.00	\$ 0.00
14. 24" HDPE	3,135.00	0.00	3,135.00	0.00
15. Seal/Connection to Storm Sewers	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>

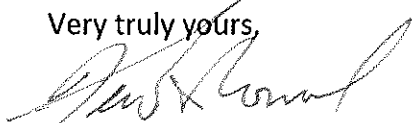
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
16. Storm Manholes	3,000.00	0.00	3,000.00	0.00
17. 2 x 2 Inlets	3,000.00	0.00	3,000.00	0.00
18. Type M Inlets	3,000.00	0.00	3,000.00	0.00
19. Seepage Bed (Stone & Geotextile)	<u>22,750.00</u>	<u>0.00</u>	<u>22,750.00</u>	<u>0.00</u>
Subtotal D	\$45,260.00	\$ 0.00	\$45,260.00	\$ 0.00
E. Miscellaneous				
20. Road Control Monuments	\$400.00	\$400.00	\$400.00	\$ 0.00
21. Lighting Glare Control	1,800.00	0.00	1,800.00	0.00
22. Crosswalks/Step Bars	5,000.00	0.00	5,000.00	0.00
23. As-Built Plan	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal E	\$9,200.00	\$400.00	\$9,200.00	\$ 0.00
F. Landscaping				
24. Landscaping/Tree Guarantee	<u>\$22,000.00</u>	<u>\$3,300.00</u>	<u>\$22,000.00</u>	<u>\$ 0.00</u>
Subtotal F	\$22,000.00	\$3,300.00	\$22,000.00	\$ 0.00
Subtotal A thru F	\$98,760.00	\$3,700.00	\$98,760.00	\$ 0.00
Engineering & Contingencies	<u>9,876.00</u>	<u>1,000.00</u>	<u>9,876.00</u>	<u>0.00</u>
Total Cost of Improvements	\$108,636.00	\$4,700.00	\$108,636.00	\$ 0.00
Plus 10%	<u>10,864.00</u>	<u>470.00</u>	<u>10,864.00</u>	<u>0.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$119,500.00	\$5,170.00	\$119,500.00	\$ 0.00
Release to Developer		\$5,170.00		
Balance Remaining in Escrow Account				<u>\$ 0.00</u>

We recommend a release of escrow in the amount of \$5,170.00. As there is currently a balance of \$5,170.00, following this release of \$5,170.00, the balance remaining in the account will be \$0.00 and the account will be closed.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,



Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
Bryn Mawr College

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LOWM 0239.53

June 6, 2017

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: Bryn Mawr Hospital
Master Plan
Escrow Release No. 3**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

Item	Total Amount	Amount This Release	Total Released	Amount to Remain
A. <u>Bryn Mawr Avenue Parking Lot-Final Restoration</u>				
1 Misc. Vegetation Removal	\$2,700.00	\$ 0.00	\$2,700.00	\$ 0.00
2 Misc. Demo: Railings/Signs, etc.	500.00	0.00	0.00	500.00
3 Remove Temp. Sidewalk, Steps	6,600.00	0.00	0.00	6,600.00
4 Remove Curb	13,275.00	0.00	0.00	13,275.00
5 Remove Sidewalk	15,600.00	0.00	0.00	15,600.00
6 Remove Parking Lot Pavement	70,000.00	0.00	0.00	70,000.00
7 Strip Topsoil	1,000.00	0.00	0.00	1,000.00
8 Compost Filter Sock	6,000.00	0.00	0.00	6,000.00
9 Fence	3,750.00	0.00	0.00	3,750.00
10 Perm. Concrete Steps	105,000.00	0.00	0.00	105,000.00
11 Concrete Sidewalk	42,000.00	0.00	0.00	42,000.00
12 Curb -Concrete	39,600.00	0.00	0.00	39,600.00
13 Bituminous Pavement	123,750.00	0.00	0.00	123,750.00
14 Re-Set Wheel Stops	1,500.00	0.00	0.00	1,500.00
15 New Wheel Stops	1,200.00	0.00	0.00	1,200.00
16 Railings	68,000.00	0.00	0.00	68,000.00
17 Lawn	6,000.00	0.00	0.00	6,000.00
18 Regulatory Signs	6,000.00	0.00	0.00	6,000.00
19 Striping	6,000.00	0.00	0.00	6,000.00
Subtotal A	\$518,475.00	\$ 0.00	\$2,700.00	\$515,775.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
B.	<u>Old Lancaster Road Improvements-Additional Items</u>				
20	Remove Signage	\$500.00	\$ 0.00	\$ 0.00	\$500.00
21	Remove Sidewalk	24,000.00	0.00	0.00	24,000.00
22	Strip Topsoil	3,750.00	1,250.00	1,250.00	2,500.00
23	Curb Removal	64,000.00	16,000.00	16,000.00	48,000.00
24	Sawcut Bituminous Pavement	16,000.00	2,000.00	2,000.00	14,000.00
25	Spread Topsoil	8,500.00	0.00	0.00	8,500.00
26	Compost Filter Sock	10,500.00	2,000.00	2,000.00	8,500.00
27	Fence	8,750.00	2,000.00	2,000.00	6,750.00
28	Inlet Protection	1,000.00	500.00	500.00	500.00
29	Erosion Control Matting	1,000.00	0.00	0.00	1,000.00
30	Area Drain	2,500.00	0.00	0.00	2,500.00
31	12" HDPE Pipe	16,500.00	0.00	0.00	16,500.00
32	Granite Curb	45,300.00	0.00	0.00	45,300.00
33	Curb	59,400.00	0.00	0.00	59,400.00
34	Concrete Sidewalk	68,250.00	0.00	0.00	68,250.00
35	Concrete Apron	42,500.00	0.00	0.00	42,500.00
36	Detectable Warning Surface	5,950.00	0.00	0.00	5,950.00
37	Bituminous Pavement	20,700.00	0.00	0.00	20,700.00
38	Driveway Pavers	140,700.00	0.00	0.00	140,700.00
39	Steps & HC Ramps	85,000.00	0.00	0.00	85,000.00
40	Signage	1,000.00	0.00	0.00	1,000.00
41	Bituminous Pavement	32,250.00	0.00	0.00	32,250.00
42	Lawn	25,000.00	0.00	0.00	25,000.00
43	Striping	6,000.00	0.00	0.00	6,000.00
	Subtotal B	\$689,050.00	\$23,750.00	\$23,750.00	\$665,300.00
C	<u>Lindsey Avenue Improvements</u>				
44	Remove Trees	\$7,500.00	\$ 0.00	\$7,500.00	\$ 0.00
45	Remove Curb	3,750.00	0.00	3,750.00	0.00
46	Remove Sidewalk	12,500.00	0.00	12,500.00	0.00
47	Remove Bituminous Pavement	12,500.00	0.00	12,500.00	0.00
48	Remove and Abate Steam	5,000.00	0.00	5,000.00	0.00
49	Remove Telephone Vault	2,500.00	0.00	2,500.00	0.00
50	Utilities Demolition	35,000.00	0.00	35,000.00	0.00
51	Misc. Demo- Pads, Utils Bldg	50,000.00	0.00	50,000.00	0.00
52	Remove Sidewalk	12,500.00	0.00	12,500.00	0.00
53	Remove Bituminous Pavement	12,500.00	0.00	12,500.00	0.00
54	Strip Topsoil	12,000.00	0.00	12,000.00	0.00
55	Sheeting & Shoring	689,000.00	0.00	689,000.00	0.00
56	Basement Excavation	750,000.00	0.00	750,000.00	0.00
57	Establish Subgrade	125,000.00	0.00	125,000.00	0.00
58	Construction Entrance	2,200.00	550.00	1,650.00	550.00
59	Construction Fence	10,000.00	5,000.00	10,000.00	0.00
60	Compost Filter Sock	27,600.00	2,800.00	16,600.00	11,000.00

		Total Amount	Amount This Release	Total Released	Amount to Remain
Item					
61	Inlet Protection	8,000.00	0.00	4,000.00	4,000.00
62	Driveway Diversion Berm	9,000.00	0.00	9,000.00	0.00
63	Area Drain	2,500.00	0.00	0.00	2,500.00
64	Standard Inlet	90,000.00	0.00	0.00	90,000.00
65	Standard Manhole	45,000.00	0.00	0.00	45,000.00
66	SW 2000	2,500.00	0.00	2,500.00	0.00
67	SW 2001	7,000.00	0.00	7,000.00	0.00
68	SW 2015	1,500.00	1,500.00	1,500.00	0.00
69	SW 2018	5,000.00	0.00	5,000.00	0.00
70	Endwall w/ Rip Rap	7,500.00	0.00	0.00	7,500.00
71	40x15 Box Culvert	54,000.00	0.00	54,000.00	0.00
72	8" HDPE Pipe	11,500.00	8,500.00	8,500.00	3,000.00
73	10" HDPE Pipe	4,500.00	0.00	0.00	4,500.00
74	12" HDPE Pipe	14,000.00	12,000.00	12,000.00	2,000.00
75	15" HDPE Pipe	2,500.00	2,500.00	2,500.00	0.00
76	18" HDPE Pipe	5,000.00	0.00	0.00	5,000.00
77	Inlet Filter	5,500.00	1,000.00	1,000.00	4,500.00
78	Green Roof	370,000.00	0.00	0.00	370,000.00
79	Bio Infiltration Rain Garden	140,000.00	0.00	0.00	140,000.00
80	Demo Ex San Sewer	50,000.00	0.00	50,000.00	0.00
81	San Sewer MH	84,000.00	0.00	0.00	84,000.00
82	10" PVC San Sewer	9,600.00	0.00	0.00	9,600.00
83	Connection & Testing	8,500.00	0.00	7,500.00	1,000.00
84	Concrete Sidewalk	55,160.00	0.00	0.00	55,160.00
85	Curb -Concrete	28,750.00	0.00	0.00	28,750.00
86	Reinforced Concrete Sidewalk	2,400.00	0.00	0.00	2,400.00
87	Sidewalk Pavers	22,500.00	0.00	0.00	22,500.00
88	Bituminous Paving	199,500.00	0.00	0.00	199,500.00
89	Detectable Warning Surface	950.00	0.00	0.00	950.00
90	Bollards	30,000.00	0.00	0.00	30,000.00
91	Signs	2,500.00	0.00	0.00	2,500.00
92	Striping	10,000.00	0.00	0.00	10,000.00
93	Lawn	15,000.00	0.00	0.00	15,000.00
Subtotal C		\$3,073,410.00	\$33,850.00	\$1,922,500.00	\$1,150,910.00
D Miscellaneous					
94	Street Trees	\$31,850.00	\$ 0.00	\$ 0.00	\$31,850.00
95	Evergreen Trees	33,300.00	0.00	0.00	33,300.00
96	Shrubs & Perennials	38,000.00	0.00	0.00	38,000.00
97	Bicycle Racks	6,750.00	0.00	0.00	6,750.00
98	Banner Poles, County Line Road	3,600.00	0.00	0.00	3,600.00
99	Fence - 6' Estate Fence	19,000.00	0.00	0.00	19,000.00
100	Fence - 4' Estate Fence	17,820.00	0.00	0.00	17,820.00
101	Fence - 3' Estate Fence	8,320.00	0.00	0.00	8,320.00
102	Fence - Wooden	3,040.00	0.00	0.00	3,040.00
103	Benches, Trash Receptacles	9,000.00	0.00	0.00	9,000.00

LOWM 239.53				June 6, 2017
104 Pole-Mounted Street Lights	105,000.00	0.00	0.00	105,000.00
105 Pole-Mounted Roadway Lights	161,000.00	0.00	0.00	161,000.00
106 Wall-Mounted Lights	17,500.00	0.00	0.00	17,500.00
107 Concrete Monuments	<u>5,950.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,950.00</u>
Subtotal D	\$460,130.00	\$ 0.00	\$ 0.00	\$460,130.00

E. Traffic Improvements for Amended Plan

108 Traffic Controller Relocation (Half Cost, if required)	\$10,000.00	\$ 0.00	\$ 0.00	\$10,000.00
109 Refurbish Pavement Markings At Studied Intersections	7,500.00	0.00	0.00	7,500.00
110 Trim Hedge for Sight Line at Bryn Mawr and Old Lancaster	500.00	0.00	0.00	500.00
111 Adaptive Signal Upgrade to "Five Point" Intersection (half cost)	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
Subtotal E	\$43,000.00	\$ 0.00	\$ 0.00	\$43,000.00

Subtotal A thru E	\$4,784,065.00	\$57,600.00	\$1,948,950.00	\$2,835,115.00
Engineering & Contingency	<u>478,407.00</u>	<u>5,760.00</u>	<u>194,895.00</u>	<u>283,512.00</u>
Subtotal	\$5,262,472.00	\$63,360.00	\$2,143,845.00	\$3,118,627.00
Plus 10%	<u>526,247.00</u>	<u>6,336.00</u>	<u>214,385.00</u>	<u>311,862.00</u>
Total	\$5,788,719.00	\$69,696.00	\$2,358,230.00	\$3,430,489.00
Retainage		<u>(6,970.00)</u>	<u>(212,712.00)</u>	<u>212,712.00</u>
Total		\$62,726.00	\$2,145,518.00	\$3,643,201.00

Release to Developer **\$62,726.00**

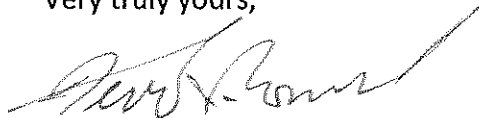
Amount to Remain in Escrow Account **\$3,643,201.00**

We recommend a release of escrow in the amount of \$62,726.00. As there is currently a balance of \$3,705,927.00, following this release of \$62,726.00, the balance remaining in the account will be \$3,643,201.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,



Kevin J. Bowers, P.E.
PENNONI ASSOCIATES
Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
Main Line Health, 130 S. Bryn Mawr Ave., Bryn Mawr, PA 19010

**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 248.53

June 6, 2017

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: 225 E. Montgomery Avenue Development
Escrow Release No. 1**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A	EROSION AND SEDIMENT CONTROL				
1	Construction Entrance	\$1,100.00	\$1,100.00	\$1,100.00	\$ 0.00
2	Tree Protection Fence	1,500.00	1,500.00	1,500.00	0.00
3	Standard Silt Fencing	1,600.00	1,600.00	1,600.00	0.00
4	8" Filter Soxx	2,800.00	2,800.00	2,800.00	0.00
5	24" Diversion Beam	4,500.00	4,500.00	4,500.00	0.00
6	Paved Diversion Beam	1,000.00	1,000.00	1,000.00	0.00
7	Erosion Control Blanket	12,300.00	12,300.00	12,300.00	0.00
8	Inlet Protection	300.00	300.00	300.00	0.00
9	Earthwork	1,500.00	1,500.00	1,500.00	0.00
	Subtotal A	\$26,600.00	\$26,600.00	\$26,600.00	\$ 0.00
B	SANITARY SEWER				
10	8" PVC	\$9,750.00	\$9,750.00	\$9,750.00	\$ 0.00
11	4" PVC Laterals	2,850.00	2,850.00	2,850.00	0.00
12	Manhole	6,000.00	6,000.00	6,000.00	0.00
13	Sanitary Sewer Testing	2,500.00	2,500.00	2,500.00	0.00
14	Connection to Main	1,000.00	1,000.00	1,000.00	0.00
	Subtotal B	\$22,100.00	\$22,100.00	\$22,100.00	\$ 0.00

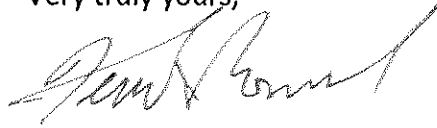
	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C	STORM SEWER				
15	6" PVC	\$14,300.00	\$14,300.00	\$14,300.00	\$ 0.00
16	12" HDPE	3,850.00	3,850.00	3,850.00	0.00
17	Yard Drain	1,500.00	1,500.00	1,500.00	0.00
18	Trench Drain	3,000.00	3,000.00	3,000.00	0.00
19	Cleanout	2,100.00	2,100.00	2,100.00	0.00
20	12" Sump Box	2,000.00	2,000.00	2,000.00	0.00
21	Outlet Structure	9,000.00	9,000.00	9,000.00	0.00
22	Infiltration Basin	65,000.00	65,000.00	65,000.00	0.00
23	Connection to Main	<u>1,500.00</u>	<u>1,500.00</u>	<u>1,500.00</u>	<u>0.00</u>
	Subtotal C	\$102,250.00	\$102,250.00	\$102,250.00	\$ 0.00
D	Landscaping				
24	Deciduous Trees	\$18,850.00	\$ 0.00	\$ 0.00	\$18,850.00
25	Evergreen Trees	11,200.00	0.00	0.00	11,200.00
26	Shrubs	9,180.00	0.00	0.00	9,180.00
27	Perennials	<u>390.00</u>	<u>0.00</u>	<u>0.00</u>	<u>390.00</u>
	Subtotal D	\$39,620.00	\$ 0.00	\$ 0.00	\$39,620.00
E	Miscellaneous				
28	Concrete Curb	\$1,380.00	\$1,380.00	\$1,380.00	\$ 0.00
29	6" Concrete Sidewalk	13,500.00	13,500.00	13,500.00	0.00
30	Concrete Apron	2,500.00	2,500.00	2,500.00	0.00
31	Traffic Protection	5,000.00	5,000.00	5,000.00	0.00
32	Roadway Restoration	5,400.00	0.00	0.00	5,400.00
33	Post Development Traffic Study	3,500.00	0.00	0.00	3,500.00
34	Lighting	5,000.00	0.00	0.00	5,000.00
35	Striping and Signage	1,000.00	0.00	0.00	1,000.00
36	Concrete Monument	600.00	0.00	0.00	600.00
37	As Built	2,000.00	0.00	0.00	2,000.00
38	Fence	<u>20,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,000.00</u>
	Subtotal E	\$59,880.00	\$22,380.00	\$22,380.00	\$37,500.00
	Subtotal A thru E	\$250,450.00	\$173,330.00	\$173,330.00	\$77,120.00
	Engineering & Contingencies	<u>25,050.00</u>	17,333.00	17,333.00	7,717.00
	Total Cost of Improvements	\$275,500.00	\$190,663.00	\$190,663.00	\$84,837.00
	Plus 10%	<u>27,550.00</u>	<u>19,066.00</u>	<u>19,066.00</u>	<u>8,484.00</u>
	110% of the Cost of Improvement per Section 509 of the Municipal Code	\$303,050.00	\$209,729.00	\$209,729.00	\$93,321.00
	Retainage		<u>(20,973.00)</u>	<u>(20,973.00)</u>	<u>20,973.00</u>
	Total		\$188,756.00	\$188,756.00	\$114,294.00
	Release to Developer		\$188,756.00		
	Balance of Funds in Escrow Account				<u>\$114,294.00</u>

We recommend a release of escrow in the amount of \$188,756.00. As there is currently a balance of \$303,050.00, following this release of \$188,756.00, the balance remaining in the account will be \$114,294.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin J. Bowers", written over a horizontal line.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manger
Rayer Builders and Excavation, 12 Church Rd, Media, PA 19063

**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 239.62

June 7, 2017

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: Wrenfield Development
Escrow Release No. 4 (Final)**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations and discussions with the Township Solicitor, we recommend release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Erosion and Sediment Control				
1. Tree Protection Fence	\$4,500.00	\$ 0.00	\$4,500.00	\$ 0.00
2. Silt Fence	2,970.00	0.00	2,970.00	0.00
3. Diversion Berm	1,500.00	0.00	1,500.00	0.00
4. Rock Construction Entrance	1,000.00	0.00	1,000.00	0.00
5. Inlet Protection	2,400.00	0.00	2,400.00	0.00
6. Final Grading & Stabilization	5,000.00	0.00	5,000.00	0.00
7. Temporary Basin	15,000.00	0.00	15,000.00	0.00
Subtotal A	\$32,370.00	\$ 0.00	\$32,370.00	\$ 0.00
B. Sanitary Sewer				
8. 8" PVC	\$29,250.00	\$ 0.00	\$29,250.00	\$ 0.00
9. Sanitary Manholes	12,000.00	0.00	12,000.00	0.00
10. Connection to Existing Manhole	750.00	0.00	750.00	0.00
11. Roadway Restoration	2,500.00	0.00	2,500.00	0.00
Subtotal B	\$44,500.00	\$ 0.00	\$44,500.00	\$ 0.00
C. Stormwater Management				
12. 6" PVC	\$9,590.00	\$ 0.00	\$9,590.00	\$ 0.00
13. 8" PVC	2,560.00	0.00	2,560.00	0.00
14. 15" HDPE	4,730.00	0.00	4,730.00	0.00
15. Sump Box	750.00	0.00	750.00	0.00
16. 2 x 2 Inlets	7,500.00	0.00	7,500.00	0.00
17. Type M Inlets	5,000.00	0.00	5,000.00	0.00
18. Seepage Bed	52,000.00	0.00	52,000.00	0.00
Subtotal C	\$82,130.00	\$ 0.00	\$82,130.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Miscellaneous				
19. Road Control Monuments	\$1,400.00	\$1,400.00	\$1,400.00	\$ 0.00
20. Tree Trimming in ROW	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal D	\$3,400.00	\$3,400.00	\$3,400.00	\$ 0.00
E. Landscaping				
21. Landscaping	<u>\$55,000.00</u>	<u>\$20,000.00</u>	<u>\$55,000.00</u>	<u>\$ 0.00</u>
Subtotal E	\$55,000.00	\$20,000.00	\$55,000.00	\$ 0.00
Subtotal A thru E	\$217,400.00	\$23,400.00	\$217,400.00	\$ 0.00
Engineering & Contingencies	<u>21,740.00</u>	<u>2,340.00</u>	<u>21,740.00</u>	<u>0.00</u>
Total Cost of Improvements	\$239,140.00	\$25,740.00	\$239,140.00	\$ 0.00
Plus 10%	<u>23,914.00</u>	<u>2,573.00</u>	<u>23,914.00</u>	<u>0.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$263,054.00	\$28,313.00	\$263,054.00	\$ 0.00
Release of Retainage		<u>5,693.00</u>		
Total		\$34,006.00	\$263,054.00	\$ 0.00
Release to Developer		\$34,006.00		
Balance of Funds in Escrow Account				<u>\$ 0.00</u>

We recommend a release of escrow in the amount of \$34,006.00. As there is currently a balance of \$34,006.00, following this release of \$34,006.00, the balance remaining in the account will be \$0.00 and the account will be closed.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,



Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
Wrenfield Homeowners Association Inc.

**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 248.64

June 6, 2017

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: 345-351 Montgomery Avenue—Jewish Family and Children Services
Escrow Release No. 1**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Demolition				
1 Curb Removal	\$870.00	\$ 0.00	\$ 0.00	\$870.00
2 Pavement Removal	8,250.00	7,250.00	7,250.00	1,000.00
3 Sidewalk Removal	11,440.00	10,440.00	10,440.00	1,000.00
4 Fence Removal	2,500.00	2,500.00	2,500.00	0.00
5 Storm Structure Adjustment	1,000.00	1,000.00	1,000.00	0.00
6 Traffic Control	2,500.00	1,500.00	1,500.00	1,000.00
7 Earthwork	<u>8,500.00</u>	<u>8,500.00</u>	<u>8,500.00</u>	<u>0.00</u>
Subtotal A	\$35,060.00	\$31,190.00	\$31,190.00	\$3,870.00
B. Erosion & Sediment Control				
8 Construction Entrance	\$2,200.00	\$2,200.00	\$2,200.00	\$ 0.00
9 Tree Protection Fence	275.00	275.00	275.00	0.00
10 8" Filter Soxx	5,850.00	5,850.00	5,850.00	0.00
11 Silt Fence	1,480.00	1,480.00	1,480.00	0.00
12 Inlet Protection	<u>900.00</u>	<u>900.00</u>	<u>900.00</u>	<u>0.00</u>
Subtotal B	\$10,705.00	\$10,705.00	\$10,705.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Storm Sewer				
13 8" HDPE	\$7,695.00	\$7,695.00	\$7,695.00	\$ 0.00
14 12" HDPE	268.00	268.00	268.00	0.00
15 18" HDPE	1,280.00	1,280.00	1,280.00	0.00
16 14"x23" RCP	3,780.00	3,780.00	3,780.00	0.00
17 Type C Inlet	7,860.00	7,860.00	7,860.00	0.00
18 Snout	900.00	900.00	900.00	0.00
19 Yard Inlet	750.00	750.00	750.00	0.00
20 Area Drain	1,000.00	1,000.00	1,000.00	0.00
21 Cleanout	1,850.00	1,850.00	1,850.00	0.00
22 Infiltration Basin	70,000.00	70,000.00	70,000.00	0.00
23 Connection to Existing	<u>1,500.00</u>	<u>1,500.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal C	\$96,883.00	\$96,883.00	\$96,883.00	\$ 0.00
D. Landscaping				
24 Deciduous Trees	\$13,650.00	\$ 0.00	\$ 0.00	\$13,650.00
25 Evergreen Trees	8,750.00	0.00	0.00	8,750.00
26 Lawn Stabilization	2,000.00	0.00	0.00	2,000.00
27 Shrubs	<u>10,080.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,080.00</u>
Subtotal D	\$34,480.00	\$ 0.00	\$ 0.00	\$34,480.00
E. Miscellaneous				
28 Concrete Curb	\$12,000.00	\$10,500.00	\$10,500.00	\$1,500.00
29 Crosswalk	1,000.00	0.00	0.00	1,000.00
30 4" Concrete Sidewalk	21,000.00	19,000.00	19,000.00	2,000.00
31 Concrete Apron	2,500.00	2,500.00	2,500.00	0.00
32 Seal Coat Upper Parking Lot	5,000.00	5,000.00	5,000.00	0.00
33 Pavement	55,000.00	55,000.00	55,000.00	0.00
34 Pavement Restoration	1,500.00	1,000.00	1,000.00	500.00
35 Det. Warning Surfaces	1,000.00	500.00	500.00	500.00
36 Pervious Pavers	12,000.00	12,000.00	12,000.00	0.00
37 Retaining Walls	9,075.00	9,075.00	9,075.00	0.00
38 Post Dev. Traffic Study	2,500.00	0.00	0.00	2,500.00
39 Lighting	31,000.00	31,000.00	31,000.00	0.00
40 Striping and Signage	<u>1,500.00</u>	<u>1,500.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal E	\$155,075.00	\$147,075.00	\$147,075.00	\$8,000.00

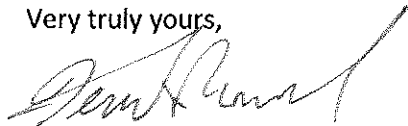
<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal A thru E	\$332,203.00	\$285,853.00	\$285,853.00	\$46,350.00
Engineering & Contingencies	<u>33,197.00</u>	<u>28,585.00</u>	<u>28,585.00</u>	<u>4,612.00</u>
Total Cost of Improvements	\$365,400.00	\$314,438.00	\$314,438.00	\$50,962.00
Plus 10%	<u>36,540.00</u>	<u>31,444.00</u>	<u>31,444.00</u>	<u>5,096.00</u>
110 of the Cost of Improvements per				
Section 509 of the Municipal Code	\$401,940.00	\$345,882.00	\$345,882.00	\$56,058.00
Retainage		<u>(34,588.00)</u>	<u>(34,588.00)</u>	<u>34,588.00</u>
Balance		\$311,294.00	\$311,294.00	\$90,646.00
 Release to Developer		 \$311,294.00		
 Balance to Remain in Escrow Account				 \$90,646.00

We recommend a release of escrow in the amount of \$311,294.00. As there is currently a balance of \$401,940.00, following this release of \$311,294.00, the balance remaining in the account will be \$90,646.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,



Kevin J. Bowers, P.E.
PENNONI ASSOCIATES
 Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
 Jewish Family and Children Services, 2100 Arch Street, Philadelphia, PA 19103

**TOWNSHIP
OF
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MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 231.83

June 6, 2017

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: 146-156 Cricket Ave & 15 W. Spring Ave Development
Escrow Release No. 2**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

<u>Item</u>	<u>Total Cost</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Erosion & Sediment Control				
1 Construction Entrance	\$1,100.00	\$ 0.00	\$550.00	\$550.00
2 Tree Protection Fence	1,050.00	0.00	525.00	525.00
3 Standard Silt Fencing	2,800.00	0.00	1,400.00	1,400.00
4 8" Filter Sox	5,400.00	2,700.00	2,700.00	2,700.00
5 24" Diversion Berm	11,700.00	3,900.00	7,800.00	3,900.00
6 Paved Diversion Berm	1,000.00	1,000.00	1,000.00	0.00
7 Erosion Control Blanket	13,560.00	0.00	13,560.00	0.00
8 Inlet Protection	1,650.00	0.00	0.00	1,650.00
9 Sediment Basin	5,000.00	0.00	5,000.00	0.00
10 Grading & Stabilization	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
Subtotal A	\$46,260.00	\$7,600.00	\$32,535.00	\$13,725.00
B. Sanitary Sewer				
11 8" PVC	\$26,250.00	\$26,250.00	\$26,250.00	\$ 0.00
12 4" PVC Laterals	9,000.00	9,000.00	9,000.00	0.00
13 Manhole	9,000.00	9,000.00	9,000.00	0.00
14 Sanitary Sewer Testing	2,500.00	2,500.00	2,500.00	0.00
15 Connection to Main	<u>4,000.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>0.00</u>
Subtotal B	\$50,750.00	\$50,750.00	\$50,750.00	\$ 0.00

	<u>Item</u>	<u>Total Cost</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C.	Storm Sewer				
16	6" PVC	\$27,820.00	\$13,910.00	\$13,910.00	\$13,910.00
17	8" PVC	12,040.00	12,040.00	12,040.00	0.00
18	12" HDPE	4,050.00	4,050.00	4,050.00	0.00
19	18" HDPE	3,560.00	0.00	0.00	3,560.00
20	12" Yard Drain / Sump Box	6,000.00	0.00	0.00	6,000.00
21	2' x 2' Inlet	3,000.00	3,000.00	3,000.00	0.00
22	2' x 4' Inlet	7,500.00	7,500.00	7,500.00	0.00
23	Trench Drain	2,000.00	0.00	0.00	2,000.00
24	Cleanout	4,950.00	0.00	0.00	4,950.00
25	Infiltration Basin	195,000.00	160,000.00	195,000.00	0.00
26	Level Spreader	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
	Subtotal C	\$266,920.00	\$201,500.00	\$236,500.00	\$30,420.00
D.	Landscaping				
27	Deciduous Trees	\$17,550.00	\$0.00	\$0.00	\$17,550.00
28	Evergreen Trees	15,400.00	0.00	0.00	15,400.00
29	Shrubs	<u>17,820.00</u>	<u>0.00</u>	<u>0.00</u>	<u>17,820.00</u>
	Subtotal D	\$50,770.00	\$0.00	\$0.00	\$50,770.00
E.	Miscellaneous				
31	Concrete Curb	\$3,300.00	\$0.00	\$0.00	\$3,300.00
32	4" Concrete Sidewalk	21,150.00	0.00	0.00	21,150.00
33	Concrete Apron	2,500.00	0.00	0.00	2,500.00
34	ADA Curb Ramp	4,000.00	0.00	0.00	4,000.00
35	Crosswalks	3,000.00	0.00	0.00	3,000.00
36	Signal Improvements	2,500.00	0.00	0.00	2,500.00
37	Traffic Protection	10,000.00	0.00	0.00	10,000.00
38	Roadway Restoration	32,500.00	0.00	0.00	32,500.00
39	Post Development Traffic Study	3,500.00	0.00	0.00	3,500.00
40	Lighting	5,000.00	0.00	0.00	5,000.00
41	Striping and Signage	1,000.00	0.00	0.00	1,000.00
42	As-Built Plan	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
	Subtotal E	\$90,950.00	\$0.00	\$0.00	\$90,950.00

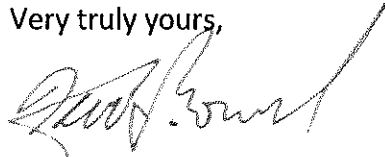
<u>Item</u>	<u>Total Cost</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal A thru E	\$505,650.00	\$259,850.00	\$319,785.00	\$185,865.00
Engineering & Contingency	<u>50,350.00</u>	<u>25,985.00</u>	<u>31,763.00</u>	<u>18,587.00</u>
Total Cost of Improvements	\$556,000.00	\$285,835.00	\$351,548.00	\$204,452.00
Plus 10%	<u>55,600.00</u>	<u>28,584.00</u>	<u>35,155.00</u>	<u>20,445.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$611,600.00	\$314,419.00	\$386,703.00	\$224,897.00
Retainage		<u>(31,442.00)</u>	<u>(38,670.00)</u>	<u>38,670.00</u>
Balance		\$282,977.00	\$348,033.00	\$263,567.00
Release to Developer		\$282,977.00		
Amount to Remain in Escrow Account				<u>\$263,567.00</u>

We recommend a release of escrow in the amount of \$282,977.00. As there is currently a balance of \$546,544.00, following this release of \$282,977.00, the balance remaining in the account will be \$263,567.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,



Kevin J. Bowers, P.E.
PENNONI ASSOCIATES
 Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
 Ardmore TH LP, 126 East State Street, Philadelphia, PA 19063

**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 231.87

June 6, 2017

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: 708 Pennstone Road Subdivision
Escrow Release No. 2**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations and discussions with township staff, we recommend release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
1. Concrete Monuments	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
2. Street Trees Lot No. 1	2,400.00	1,530.00	2,130.00	270.00
3. Riparian Buffer Lot No. 1	3,000.00	2,550.00	2,550.00	450.00
4. Demolition of Gazebo	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
Subtotal	\$9,100.00	\$4,080.00	\$5,880.00	\$3,220.00
Engineering & Contingencies	<u>1,000.00</u>	<u>250.00</u>	<u>250.00</u>	<u>750.00</u>
Total Cost of Improvements	\$10,100.00	\$4,330.00	\$6,130.00	\$3,970.00
Plus 10%	<u>1,010.00</u>	<u>430.00</u>	<u>610.00</u>	<u>400.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$11,110.00	\$4,760.00	\$6,740.00	\$4,370.00
Release to Developer		\$4,760.00		
Balance of Funds in Escrow Account				<u>\$4,370.00</u>

We recommend a release of escrow in the amount of \$4,760.00. As there is currently a balance of \$9,130.00, following this release of \$4,760.00, the balance remaining in the account will be \$4,370.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin J. Bowers", written over a horizontal line.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E, Duncan, Assistant Township Manager

Kevin Steckel & Robin Riess, 326 Conshohocken State Road, Unit 116, Gladwyne, PA 19035